

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 80
AGENDA DATE: Thu 12/15/2005
PAGE: 1 of 1

SUBJECT: C14-05-0084 - Manor Commercial - Approve second/third readings of an ordinance rezoning property locally known as 7700 Old Manor Road (Decker Creek Watershed) from interim-rural residence (I-RR) district zoning to limited industrial-conditional overlay (LI-CO) combining district zoning. First reading approved on November 17, 2005. Vote: 7-0. Applicant: Dan Herd. Agent: Jim Gallegos. City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT: and Zoning **AUTHORIZATION:** Greg Guemsey

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0084

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 7700 Old Manor Road (Decker Creek Watershed) from interim rural residential (I-RR) district zoning to limited industrial-conditional overlay (LI-CO) combining district zoning.

DEPARTMENT COMMENTS:

The site is zoned Interim Rural Residence, undeveloped, and relatively flat. Much of the surrounding property lies outside the Austin city limits and is unzoned. There are no physical constraints would make development of the site for light industrial uses either difficult or inappropriate.

This lot was annexed on December 31, 2004.

The only residential uses near the site are further to the east along Pecan Brook drive, where a residential neighborhood surrounds LBJ High School.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

OWNER/APPLICANT: Dan Herd

AGENT: Jim Gallegos

DATE OF FIRST READING: November 17, 2005 (7-0 on consent).

CITY COUNCIL HEARING DATE: December 15, 2005.

CITY COUNCIL ACTION: Approved SF-3 on first reading.

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 7700 OLD MANOR ROAD AND CHANGING THE
3 ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO
4 LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO)
5 COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim rural residence (I-RR) district to limited industrial
11 services-conditional overlay (LI-CO) combining district on the property described in
12 Zoning Case No. C14-05-0084, on file at the Neighborhood Planning and Zoning
13 Department, as follows:
14

15 Lot 1, Block A, Manor Commercial Subdivision, a subdivision in the City of
16 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
17 100, Pages 107-108, of the Plat Records of Travis County, Texas (the "Property"),
18

19 locally known as 7700 Old Manor Road, in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "A".
21

22 PART 2. The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

25 A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively with
27 all existing or previously authorized development and uses, generate traffic that exceeds
28 2,000 trips per day.
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30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the limited industrial services (LI)
32 base district and other applicable requirements of the City Code.
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PART 3. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

_____, 2005

§
§
§

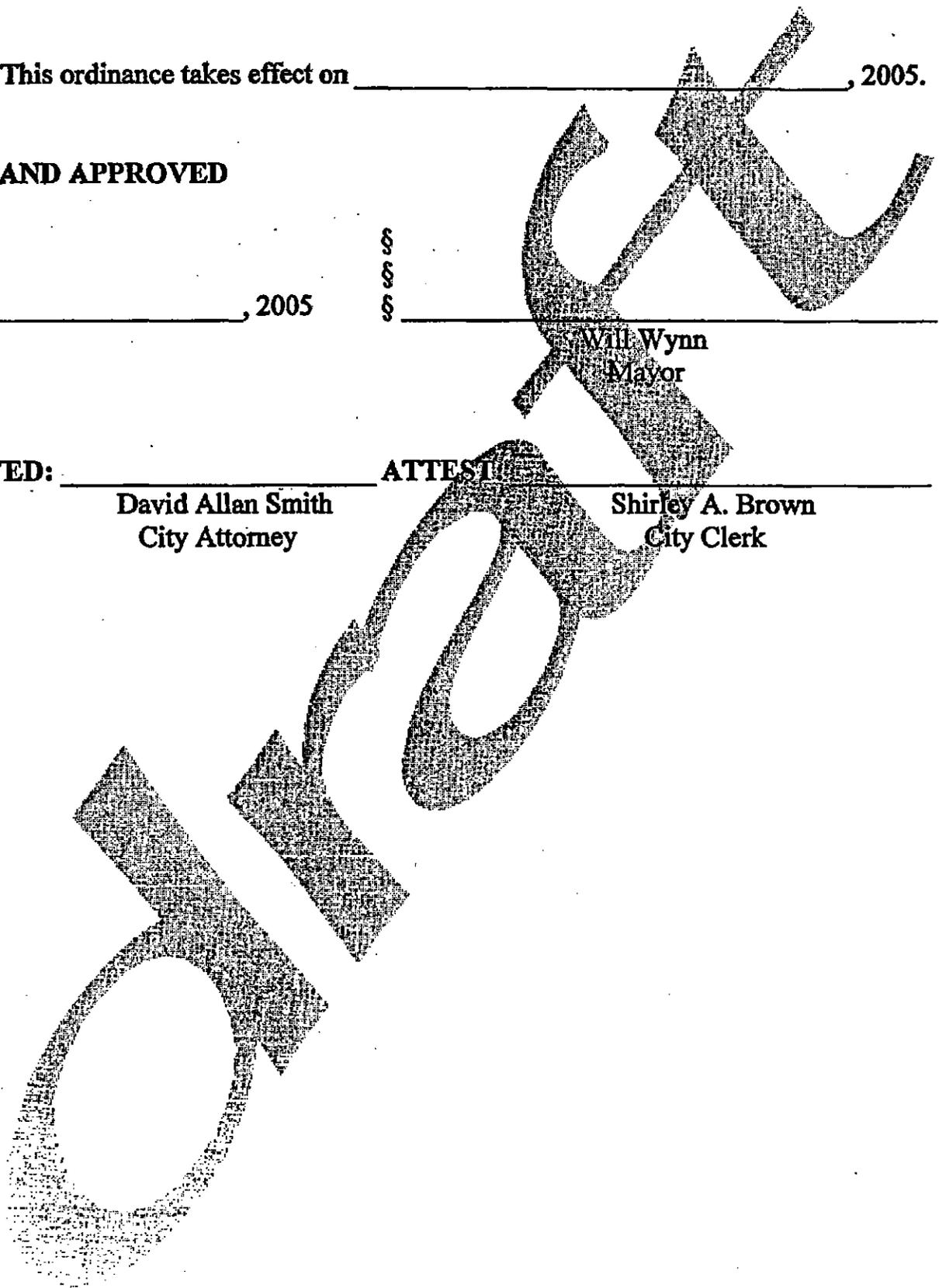
Will Wynn
Mayor

APPROVED:

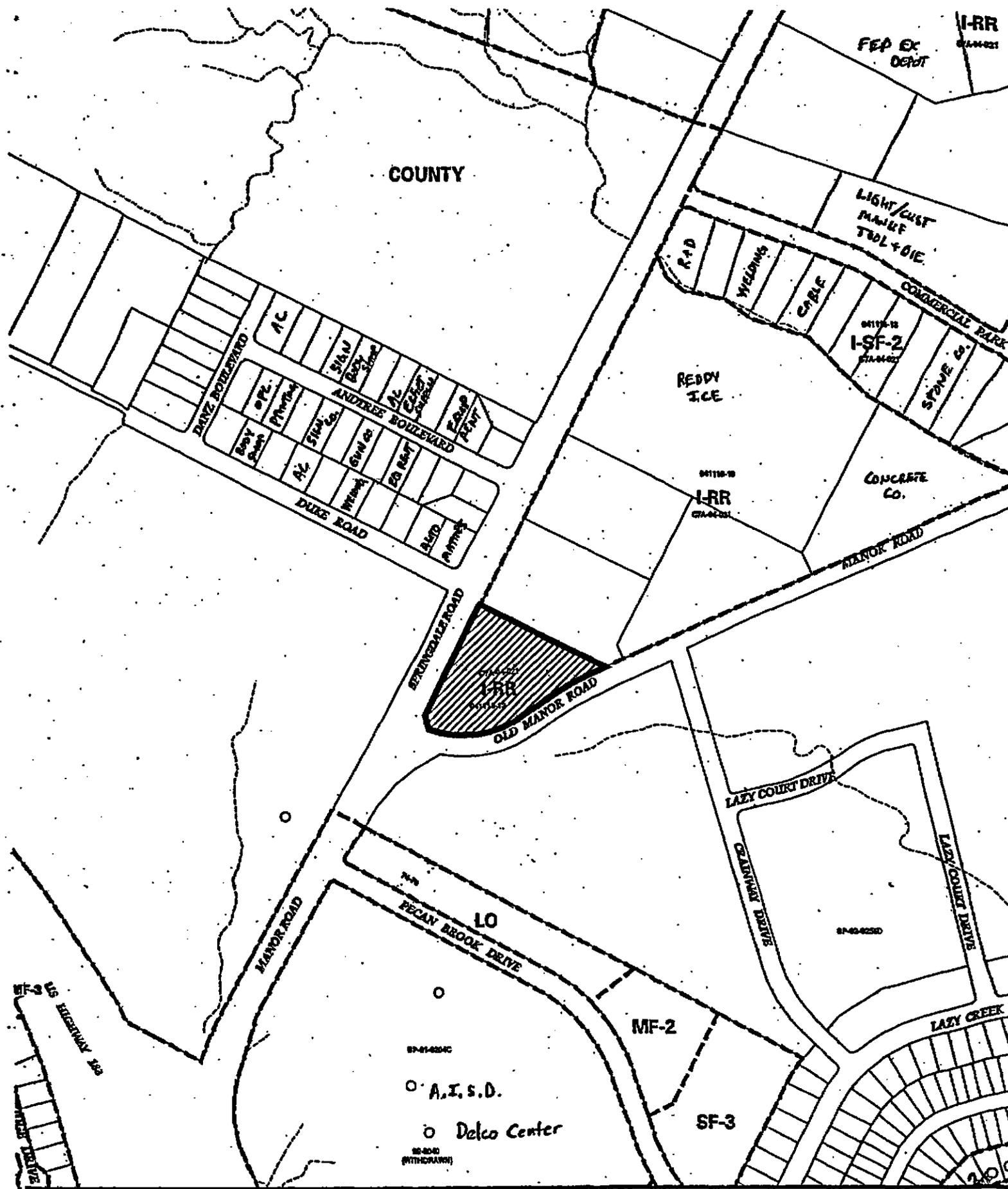
ATTEST:

David Allan Smith
City Attorney

Shirley A. Brown
City Clerk



COUNTY



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: R.HEIL

CASE #: C14-05-0084
 ADDRESS: 7700 OLD MANOR RD.
 SUBJECT AREA (acres): 3.020

ZONING EXHIBIT A

DATE: 05-06
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 N26,27

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0084

ZAP Date: July 19, 2005
August 2, 2005
October 4, 2005

ADDRESS: 7700 Old Manor Road.

OWNER/APPLICANT: Daniel W. Herd

AGENT: Bury & Pittman
(Jim Gallegos)

ZONING FROM: I-RR

TO: LI-CO

AREA: 3.020 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of Limited Industrial Services- Conditional Overlay (LI-CO) combining district zoning. The Conditional Overlay would limit the vehicle trips to less than 2000 per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

July 19, 2005: *CONTINUED TO 08/02/05 (ZAP) [M.W, T.R 2ND] (7-0) J.M, J.P – ABSENT*

August 2, 2005: *APPROVED I-P-CO ZONING WITH 2000 VEHICLE TRIP LIMIT. [J.D, K.J 2ND] (8-0) J.M – ABSENT*

October 4, 2005: *APPROVED THE STAFF RECOMMENDATION OF LI-CO ZONING WITH A 2000 VEHICLE TRIP LIMIT BY CONSENT (5-0).*

DEPARTMENT COMMENTS:

On August 18, 2005, City Council returned this case to the Zoning and Platting Commission for further deliberation.

The site is zoned Interim Rural Residence, undeveloped, and relatively flat. Much of the surrounding property lies outside the Austin city limits and is unzoned. There are no physical constraints would make development of the site for light industrial uses either difficult or inappropriate.

Immediately to the north along Springdale road, there is a large tract of vacant land. North from the subject tract on Springdale road towards US Highway 290 East, there are several large vacant tracts, and tracts developed with various industrial or intense commercial uses including, a ice plant, a commercial plumbing supply business (including a large yard storing PVC and concrete pipe), a Federal Express depot, a paint

wholesaler, and a research and development site. At the intersection of Springdale Road and US Highway 290 East there are two convenience stores.

Branching off Springdale Road toward the northwest are Andree Blvd. and Daike Road. These two streets run through an unzoned industrial park housing multiple businesses including heavy equipment rental, welding services, bottled gas storage and sales, electrical supply contractors, three auto body shops, three air conditioner and heating contractors, a mattress manufacturer, an auction house, a gunsmith and two print shops. There are also undeveloped sites along these roads.

To the north along Old Manor road is a large vacant tract. Further to northeast is a Starflight helicopter pad, and a concrete plant. Much of the land along Old Manor Road is undeveloped.

Along Commercial Park Drive there are multiple industrial and intense commercial uses on Interim Family Residence (I-SF-2) zone land. These include a welding shop, a cable contractor, a self storage facility, two sign manufacturers and printers, a custom manufacturing facility and a semi-conductor manufacturing operation. There are also several undeveloped tracts along Commercial Park Drive.

To the south, approaching Ed Bluestein Blvd (US Hwy 183) there are undeveloped tracts and a large AISD facility, the Delco Events Center.

The only residential uses near the site are further to the east along Pecan Brook drive, where a residential neighborhood surrounds LBJ High School.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-RR	Undeveloped
<i>South</i>	Unzoned (County) & LO	Undeveloped
<i>East</i>	Unzoned (County)	Undeveloped
<i>West</i>	Unzoned (County)	Undeveloped & Industrial Park (North West)

AREA STUDY: The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

TIA: N/A

WATERSHED: Walnut Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- LBJ Neighborhood Association
- North East Action Group
- Taking Action Inc.
- Austin Neighborhoods Council
- Austin Independent School District

SCHOOLS: (AISD)

Winn Elementary School Dobie Middle School LBJ High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Springdale Road	114'	70'	Arterial
Old Manor Road	70'	30'	Collector

CITY COUNCIL DATE: December 15, 2005

ACTION:

ORDINANCE READINGS: 1st 11/17/05 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330

I-RR
07-04-021

FED EX
DEPOT

COUNTY

LIGHT/CUST
MAJUF
TBL + DIE

COMMERCIAL PARK
SPONGE CO.

01117-03
I-SF-2
STAMER

REDDY
ICE

CONCRETE
CO.

01118-03
I-RR
07-04-021

DANZ BOULEVARD

AC

SIAU
BOY STONE

AL
CATER
SERVICAL

ANDREE BOULEVARD

PL
Phonics

Body
Shop

AL
SINA Co

WING
GUN CO

ES MAT

ALTO
MITHS

DUKE ROAD

SPRINGDALE ROAD

I-RR
07-04-021

7700
OLD MANOR ROAD

MANOR ROAD

LAZY COURT DRIVE

CAJUNIA DRIVE

LAZY COURT DRIVE

SP-02-0250

LO

PECAN BROOK DRIVE

MF-2

SF-3

LAZY CREEK E

MANOR ROAD

SP-01-020C

A.I.S.D.

Delco Center

SP-02-0250
(WITHDRAWN)

MF-3 US HIGHWAY 285

LAZY CREEK DRIVE



1"=400'

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R.HEIL



CASE #: C14-05-0084

ADDRESS: 7700 OLD MANOR RD.

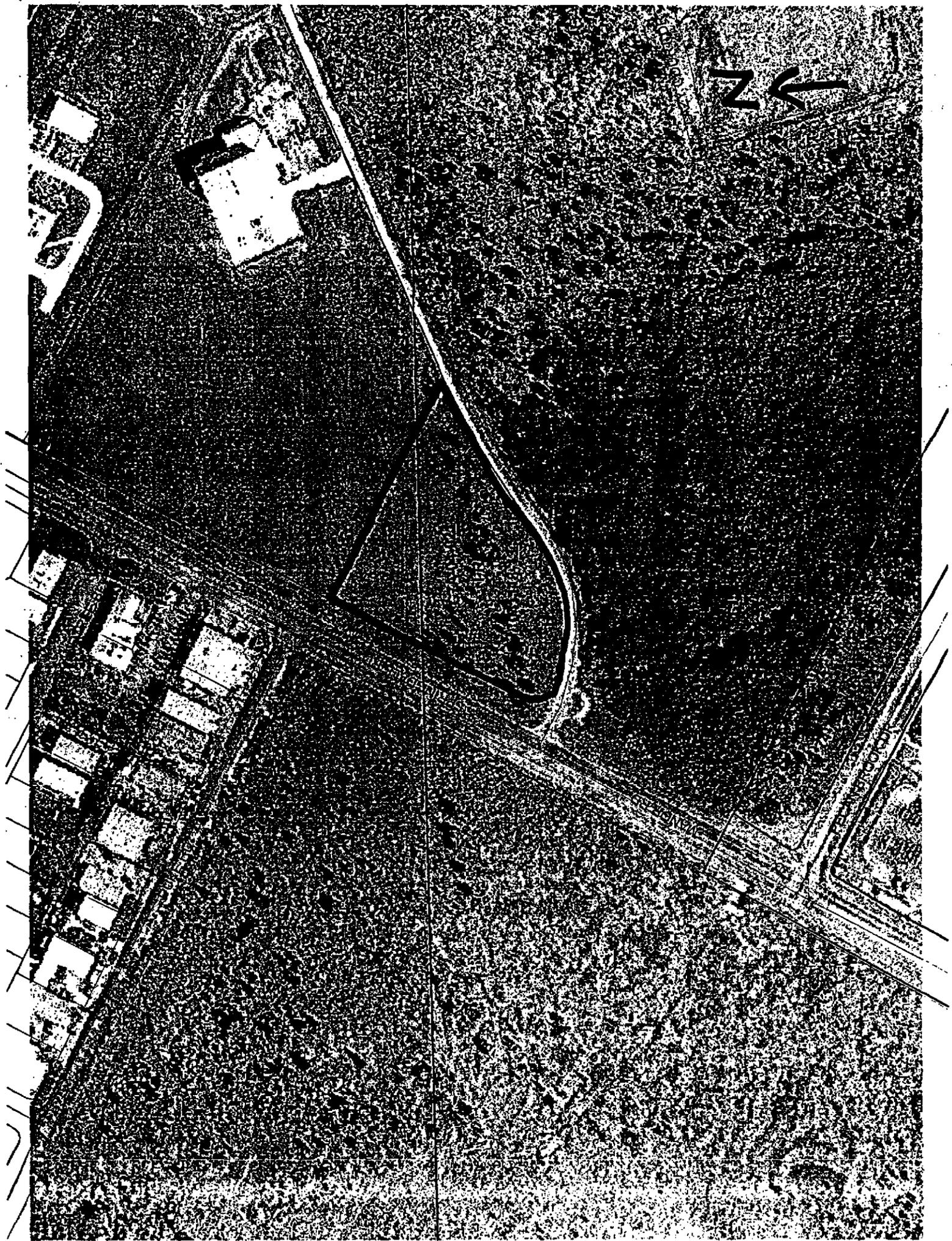
SUBJECT AREA (acres): 3.020

ZONING

DATE: 05-06

INTLS: TRC

CITY GRID
REFERENCE
NUMBER
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2 ←

SUMMARY STAFF RECOMMENDATION

C14-05-0084

Staff recommends approval of Limited Industrial Service- Conditional Overlay (LI-CO) combining district zoning. The Conditional Overlay would limit the vehicle trips to less than 2000 per day.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**1. *Zoning changes should promote compatibility with adjacent and nearby uses.***

Both Springdale and Manor Roads are being developed with light industrial and intense commercial uses. Large truck traffic is common, especially along Springdale roads which links US 183 and US 290. Industrial use on the tract is appropriate.

2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Limited Industrial Service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

RELATED CASES

Case	Address	Request	Status
C14-05-0156	4909 Commercial Park Dr	I-SF-2 to LI	Council approved 1st reading 11/17
C14-05-0173	4903 Commercial Park Dr	I-SF-2 to LI	Council date Dec 15

EXISTING CONDITIONS

The site is zoned Interim Rural Residence, undeveloped, and relatively flat. Much of the surrounding property lies outside the Austin city limits and is unzoned. There are no physical constraints would make development of the site for light industrial uses either difficult or inappropriate.

Immediately to the north along Springdale road, there is a large tract of vacant land. North from the subject tract on Springdale road towards US Highway 290 East, there are several large vacant tracts, and tracts developed with various industrial or intense commercial uses including, a ice plant, a commercial plumbing supply business (including a large yard storing PVC and concrete pipe), a Federal Express depot, a paint wholesaler, and a research and development site. At the intersection of Springdale Road and US Highway 290 East there are two convenience stores.

Branching off Springdale Road toward the northwest are Andree Blvd. and Daik Road. These two streets run through an unzoned industrial park housing multiple businesses including heavy equipment rental, welding services, bottled gas storage and sales, electrical supply contractors, three auto body shops, three air conditioner and heating contractors, a mattress manufacturer, an auction house, a gunsmith and two print shops. There are also undeveloped sites along these roads.

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To the south, approaching Ed Bluestein Blvd (US Hwy 183) there are undeveloped tracts and a large AISD facility, the Delco Events Center.

The only residential uses near the site are further to the east along Pecan Brook drive, where a residential neighborhood surrounds LBJ High School.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 8,116 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Capital Metro bus service is not available within 1/4 mile of this property.

Springdale Road is classified in the Bicycle Plan as a Priority 1 bike route.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Springdale Road	114'	70'	Arterial
Old Manor Road	70'	30'	Collector

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. Offsite main extension and system upgrades are required. In order to obtain City utility service, the landowner must obtain City approval of a Service Extension Request. For more information pertaining to the process and submittal requirements, contact Phillip Jaeger, Austin Water Utility, 625 East 10th Street, 5th Floor Waller Creek Center. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request.

The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and utility adjustment to serve the site and land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- **Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.**

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.